


Subject: [FWD: Metro Joint Development Quarterly Newsletter: October 2016]
From: <aaron@urbanplaceconsulting.com>
Date: 09/29/2016 10:51 AM
To: Brian.Lammert@securitasinc.com

Just an FYI, info on the NoHo project.

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----- Original Message -----

Subject: Metro Joint Development Quarterly Newsletter: October 2016
From: "Joint Development" <jointdevelopment@metro.net>
Date: Thu, September 29, 2016 10:08 am
To: aaron@urbanplaceconsulting.com

 Joint Development - Crenshaw/LAX

Joint Development

October 2016

Summer has come to a close and it's the Fall 2016 quarterly newsletter for Metro's Joint Development Program!

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Upcoming Events/Funding Opportunities

Affordable Housing Funding: The Community Development Commission of the County of Los Angeles has released a Notice of Funding Availability for Affordable Multifamily Rental Housing. Download the NOFA [here](#).

Urban Land Institute's Transit Oriented Los Angeles, October 4, 2016: Join leaders in the transportation, planning and development community to learn the latest tools, opportunities and case studies at the Urban Land Institute's 2016 *Transit Oriented Los Angeles* event. Hear from Metro's own Chief Planning Officer, Therese McMillan, who will join City of Los Angeles Planning Director, Vince Bertoni, in an opening keynote discussion on planning for a transit-oriented Los Angeles. For details and to register, click [here](#).

American Planning Association (APA) California Conference, October 22 - 25, 2016: Metro's JD Team will be participating in the California APA conference, taking place at the Pasadena Convention Center. Mobile tours are being offered for the Willowbrooks/Rosa Parks Station Improvements, the Connect US Action Plan area and the Crenshaw/LAX Line. Staff will also be participating on panels about transit oriented development and equitable development around transit stations on Monday October 24.

Summary of Project Activity: July - September 2016

Crenshaw/LAX:

- *Request for Proposals:* Following the Metro Board's June 2016 approval of Development Guidelines for Joint Development opportunities on the Crenshaw/LAX Line (Expo/Crenshaw and Fairview Heights Stations), the JD team is working closely with the County of Los Angeles to prepare Requests for Proposals (RFPs) for the two sites. The RFPs are expected to be released in mid-to-late Fall 2016.

Boyle Heights:

- *Cesar Chavez/Fickett Design Charrettes:* As a follow-up to the design workshop/charrettes held in the Spring, Metro's urban design/architecture consultant team, composed of Gwynne Pugh Urban Studio, Perkins and Will, and DakeLuna facilitated two meetings in August on the proposed development guidelines for the two sites. The community was presented with numerous development options, which reflected the community's goals, desired elements, function and use of the sites. The first meeting was held on August 6 and the second on August 10. Both were well attended. The next step is to finalize the Development Guidelines and present them to the Boyle Heights Design Review Advisory Committee (DRAC) and the Boyle Heights Neighborhood Council.
- *1st and Boyle - Santa Cecilia Apartments:* Construction on the 80-unit affordable housing development continued during the summer; when completed, this project will offer units affordable to households ranging from 60-80% of area median income. In the late spring and early summer,

developer McCormack Baron Salazar (MBS) engaged with the community and solicited housing applications from qualifying families in the area. In all, MBS received over 2,000 applications by the June 24 application deadline. Applications are now being processed from a waitlist created by lottery from the applicant pool.

North Hollywood:

In June, Metro entered into a Short Term Exclusive Negotiation Agreement and Planning Document (Short Term ENA) with the Trammell Crow Company and Greenland USA to pursue Joint Development of 15.6 acres of Metro-owned surrounding the North Hollywood Red Line station. Since executing the Short Term ENA, Metro staff has been providing the developer with more detailed information on existing and planned infrastructure in and around the station. Based on this information, the developer has been refining the project proposal to address these needs. Expect to see the revised proposal early next year as we gear up to re-engage with community stakeholders on this exciting project.

Division 6:

In late 2015 Metro stopped operating buses out of the Metro Division 6 bus maintenance facility at Pacific and Main in Venice. The Metro Board of Directors, through a motion by Directors Bonin and Kuehl, designated the land to be developed consistent with the agency's Joint Development Policy.

Before the Joint Development Process may begin, Metro must complete environmental remediation on the site. Metro contractors have been on-site over the summer removing the yard's underground storage tanks and completing soil testing to determine next steps for completing the site clean-up. More information on the status of this work is expected later this autumn once the soil test results are in, at which point we will provide an update to community stakeholders about the Joint Development timeline.

In the meantime, Metro continues to support the collaboration between the Venice Chamber of Commerce, the National Veterans Foundation, and Director Bonin's office to ensure that the POW/MIA memorial wall, which runs along the Pacific Avenue frontage of the Division 6 property and was recently damaged by graffiti, is restored and digitally archived to ensure its long-term durability. The Chamber and the Veteran's Foundation are accepting donations to support this effort at <http://venicechamber.net/powmiamural/>.

Hollywood and Western:

Thai Community Development Corporation (CDC) has entered into a lease with McCormack Baron Salazar (MBS) to open Thai-Town Marketplace, a small business generator for twelve restaurant food vendors with outdoor seating at the Hollywood/Western station. Thai CDC received a federal grant administered through the City of Los Angeles to fund tenant improvements at this Joint Development site. Metro and MBS executed a license that allows for the outdoorseating area. A groundbreaking event was held on September 22 and Thai CDC anticipates the venue to open in Spring 2017.

Taylor Yard:

In early July, construction commenced on the latest development in Metro's 17-plus acre Taylor Yard community in Cypress Park. L.A. Urban Homes is constructing this development and will offer 54 market rate condominium units that will be completed next Summer. The new condominium development will add to the growing Taylor Yard community, which currently boasts the 41 River Park condominiums and 155 affordable apartments built and operated by McCormack Baron Salazar. Next quarter, McCormack Baron Salazar will add another 108 units of senior housing and 8,300 square feet of commercial space to the mix, when their Taylor Yard Senior Housing project is complete. Metro bus service is as close as San Fernando Road, which abuts the Taylor Yard community, and the Lincoln/Cypress Metro Gold Line station is 1.2 miles to the southeast.

Upcoming Project Activity: October - December 2016

Here is a glance of upcoming project activities and some new programs in development.

Crenshaw/LAX Joint Development RFPs: RFPs to solicit development proposals for the Expo/Crenshaw and Fairview Heights JD opportunities are anticipated to be released in mid-to-late Fall 2016. To receive notice when Metro JD RFPs are released, join the Developer Mailing List [here](#).

Boyle Heights: Outreach for the Development Guidelines for Mariachi Plaza and Cesar Chavez/Fickett will continue.

Upcoming Solicitations

No solicitations are expected for professional services in the next quarter. RFPs for the two JD Crenshaw/LAX sites are anticipated in late Fall.

Please check for upcoming solicitations [at this site](#). Please make sure to sign up for our [Developer Mailing List](#) if you would like to receive the Crenshaw/LAX RFPs.

Manage the information you receive from Metro's Joint Development Team

If you're receiving this, it means you showed interest in Metro's JD Program at some point whether that was through attending a past community meeting, contacting one of our staff, or signing up to receive emails through our website. You can customize the information you receive by letting us know specific projects or geographic areas you are interested in or if you would like to receive notice of solicitation opportunities.


- If you would like to receive regular updates, beyond this newsletter, about outreach efforts and active projects within a specific geographic region, please [sign up here](#).

- If you are a developer interested in pursuing joint development on Metro-owned properties, [sign up here](#) to receive notices about our upcoming opportunity sites.
- If you would like to unsubscribe from these quarterly newsletters, please click unsubscribe below. You will be unsubscribed from all notices from the Joint Development Program.

Contacting Us

For questions about Metro's Joint Development Program, please contact jointdevelopment@metro.net. If you'd like to identify the contact person for a specific JD project, please find the project on the [Interactive Map](#) and click for further information.

The Metro Joint Development Team

 Metro (LACMTA)

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